Agenda	Item	No.

File Code No. 640.06



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 6, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Proposed Designation Of Three Landmarks: Granada Tower State

Street Facade At 1214 State Street, Moreton Bay Fig Tree At 320 W.

Pueblo Street, And 105 Ontare Hills Lane

RECOMMENDATION: That Council:

A. Hold a public hearing;

- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Granada Tower State Street Façade, its Two-Foot Wraparound, and its Roof Form at 1214 State Street (Assessor's Parcel Numbers 039-183-050, 039-183-051, 039-183-052) a City Landmark;
- C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Moreton Bay Fig Tree (*Ficus macrophylla*) at 320 W. Pueblo Street (Assessor's Parcel Number 025-100-001) a City Landmark; and
- D. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Designating the Frederick H. Booth House and Garage at 105 Ontare Hills Lane (Assessor's Parcel Number 055-160-060) a City Landmark.

DISCUSSION:

Section 22.22.050 of the "Historic Structures" chapter of the Municipal Code provides authority to the Historic Landmarks Commission (HLC) to adopt resolutions to forward recommendations to City Council regarding Landmark designations.

On June 22, 2011, three Landmark designations were scheduled for public hearings. Only one designation was adopted at this hearing. The designation hearing was postponed for Ontare Hills Lane and the hearing for the Granada Façade was continued. The HLC adopted Resolution No. 2011-03 to recommend to City Council that it designate the Moreton Bay Fig Tree (*Ficus macrophylla*) at 320 W. Pueblo Street a City Landmark. It was determined by an Environmental Impact Report that this tree at Cottage Hospital is historically significant and should be preserved, and the property owner agreed to such designation in accordance with the conditions of approval for development on site.

At its next HLC meeting on July 6, 2011, the HLC considered changes to the scope of façade designation and adopted Resolution No. 2011-02 to recommend to City Council that it designate the Granada Tower State Street façade at 1214 State Street a City Landmark. The property owner submitted written permission that the façade be preserved with this designation.

Council Agenda Report
Proposed Designation Of Three Landmarks: Granada Tower State Street Façade At 1214
State Street, Moreton Bay Fig Tree At 320 W. Pueblo Street, And 105 Ontare Hills Lane
December 6, 2011
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HLC did not consider the 105 Ontare Hills Road designation until two months later due to a request from the property owner to delay the initial public hearing. The designation item returned to the HLC on August 31, 2011. It was determined in two Historic Structures/Sites Reports previously accepted by the Commission in 2005 that the Ontare Hills Lane house qualifies for historic landmark designation. Public testimony was also heard on objections from the current property owner regarding the designation, (see HLC minutes, Attachment 4). The prior property owner (Wynpac) agreed to the designation as a condition of approval with the subdivision of the property. The HLC adopted Resolution No. 2011-01 to recommend to City Council that it designate the Frederick H. Booth House and garage at 105 Ontare Hills Lane a City Landmark.

The City Environmental Analyst issued separate Categorical Exemptions under the provisions of Article 19, Section 15308 of the California Environmental Quality Act for the proposed designation of Granada Tower State Street façade, the Moreton Bay Fig Tree, and the Frederick H. Booth House.

SIGNIFICANCE CRITERIA:

The HLC found that the Granada Tower State Street façade meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- D. Its exemplification as the best remaining architectural type in its neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The HLC found that the Moreton Bay Fig Tree (*Ficus macrophylla*) meets the following City Landmark criteria listed in Section 22.22.040, subsection A through K, of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation; and
- B. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

Council Agenda Report

Proposed Designation Of Three Landmarks: Granada Tower State Street Façade At 1214 State Street, Moreton Bay Fig Tree At 320 W. Pueblo Street, And 105 Ontare Hills Lane December 6, 2011

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The HLC found that the Frederick H. Booth House and garage meet the following City Landmark criteria in Section 22.22.040, subsection A through K, of the Municipal Code:

- B. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation:
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- I. Its unique location of singular physical characteristic representing an established and familiar visual feature of a neighborhood.

CONCLUSION AND RECOMMENDATION:

It is staff's recommendation that there is sufficient evidence on record that supports the designation for all three properties (see Attachments 1, 2 & 3). The current property owner of the Frederick H. Booth house at 105 Ontare Hills Lane has raised objection to the landmark designation, however, a Historic Structures Report was prepared for his proposal to alter the adobe house. The report was prepared in December 2005 for Mr. Smyth, which was accepted by the HLC, clearly indicated that the structures "possessed sufficient historic, cultural and architectural significance to qualify for designation as a City Landmark" (see Attachment 5). It is Staff's position that the HLC understood the objections raised over the designation and still chose to unanimously vote to forward the Landmark designation to Council. Although it has been the HLC's policy to obtain consent from the property owner for the landmark designation, there is no ordinance provision that requires permission from the property owner.

The HLC and Staff recommend to City Council that it adopt resolutions to designate the Granada Tower State Street façade at 1214 State Street, the Moreton Bay Fig Tree (*Ficus macrophylla*) at 320 W. Pueblo Street, and the Frederick H. Booth House at 105 Ontare Hills Lane as City Landmarks, called the Granada Tower State Street Façade, the Moreton Bay Fig Tree, and the Frederick H. Booth House, respectively.

ATTACHMENTS:

- 1. Historic Landmarks Commission Staff Report and Resolution 2011-02 for Landmark Designation for the Granada Tower State Street façade, APNs 039-183-050, -051, -052.
- Historic Landmarks Commission Landmark Designation Staff Report and Resolution No. 2011-03 for the Moreton Bay Fig Tree, APN 025-100-001.

Council Agenda Report

Proposed Designation Of Three Landmarks: Granada Tower State Street Façade At 1214 State Street, Moreton Bay Fig Tree At 320 W. Pueblo Street, And 105 Ontare Hills Lane December 6, 2011

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- 3. Historic Landmarks Commission Landmark Designation Staff Report and Resolution No. 2011-01 for the Frederick H. Booth House, APN 055-160-060.
- 4. HLC Minutes for 105 Ontare Hills Lane and 1156 N. Ontare Road
- Excerpt from December 2005 Historic Structures Report for property at 1156 N. Ontare Rd/ 105 Ontare Hills Lane and Letter from Theodore H. Smyth, Jr. dated August 29, 2011

PREPARED BY: Jaime Limón, Senior Planner II

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office



HISTORIC LANDMARKS COMMISSION STAFF REPORT

REPORT DATE: June 16, 2011 **AGENDA DATE:** June 22, 2011

PROJECT ADDRESS: 1214 State Street, Granada Tower (State Street Façade)

Landmark Designation Public Hearing

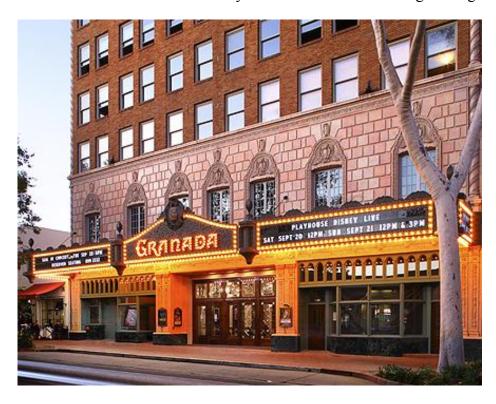
TO: Historic Landmarks Commission

FROM: Planning Division, (805) 564-5470

Jake Jacobus, City Urban Historian

I. <u>PROPERTY DESCRIPTION</u>

The Granada Tower was completed in 1924 and is most notable for being Santa Barbara's only sky-scraper (elevator building above eight stories in height). The Granada was designed by architect A. B. Rosenthal a prolific, but not noteworthy, commercial designer in Los Angles. Edward L. Mayberry, Jr., an architect and engineer well known for a variety of quality buildings and bridges built in Los Angeles was the project engineer. Locally, Mayberry worked with G. W. Smith on such notable buildings as the Daily News Building and the new Lobero Theater. The structure was built by contractor Charles M. Urton who constructed many of Santa Barbara's buildings during the 1920s.



Historic Landmarks Commission Staff Report 1214 State Street, Granada Tower (State Street Façade) June 16, 2011 Page 2



II. <u>BACKGROUND</u>

One year before the Granada Tower was designed, the City's Community Arts Association's Plans and Planting Committee, under the guidance of Pearl Chase and Bernhard Hoffmann proposed a number of zoning and building code regulations to implement a new vision of Santa Barbara as a romantic "City in Spain". They originally proposed to limit building heights to six-stories. The building's massive size and Spanish Renaissance detailing make it unique in Santa Barbara and it continues to stir emotions among the City's residents today. The building starkly contrasts with the rural Andalusian Spanish style chosen by the Community Arts Association as the unifying architectural style for Santa Barbara's new Hispanic look.

The theatre portion of the structure and rear portion of the tower do not qualify for historic designation because of the expansion of the theatre's stage fly and significant alterations to the rear of the tower. Although the marquee is not original to the building; its design is based on historic photographs of the cir. 1924 original and was approved by the Historic Landmarks Commission thus it is included in the designation of the tower façade. Additionally, the full height of the first fifteen (2) feet of the north and south sidewalls (wraparound) are part of the designation, including the hip roof form.

A Historic Structures Report prepared by Preservation Planning Associates dated March 10, 2004, and approved by the Historic Landmarks Commission on March 17, 2004, has determined that the Granada Tower State Street façade qualifies for historic designation and meets the following City Landmark criteria listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- D. Its exemplification as the best remaining architectural type in its neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

III. RECOMMENDATION

Staff recommends that the Historic Landmarks Commission adopt Resolution 2011-01 and forward the Landmark designation request to City Council for consideration. Although the building was part of a \$52 million rehabilitation project, the State St. façade retains enough architectural integrity to qualify.



CITY OF SANTA BARBARA HISTORIC LANDMARKS COMMISSION

RESOLUTION RECOMMENDING THAT CITY COUNCIL
HOLD A PUBLIC HEARING TO CONSIDER
LANDMARK DESIGNATION OF
THE GRANADA BUILDING STATE STREET FAÇADE AT
1214 STATE STREET, ASSESSOR'S PARCEL NUMBERS
039-183-050, 039-183-051, 039-183-052

RESOLUTION 2011-02

JULY 6, 2011

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural, or aesthetic significance; and

WHEREAS, the property owner of the building listed in the title of this document has agreed to have the State Street façade of their building, the façade's two foot wraparound at each corner, and its roof form designated a City Landmark in accordance with the conditions of approval enumerated in Planning Commission Resolution No. 049-04; and

WHEREAS, historic research in the form of an Historic Structures Report prepared by Preservation Planning Associates dated March 10, 2004 and approved by the Historic Landmarks Commission on March 17, 2004 has determined that the Granada Building State Street façade located at 1214 State Street, Assessor's Parcel Nos. 039-183-050, 039-183-051, and 039-183-052, qualifies for historic designation under City of Santa Barbara Master Environmental Assessment criteria; and

WHEREAS, on May 25, 2011, the Historic Landmarks Commission adopted a Resolution of Intention No. 2011-02 to hold a public hearing to begin the landmark designation process for the Granada Building State Street façade located at 1214 State Street, Assessor's Parcel Nos. 039-183-050, 039-183-051, and 039-183-052; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution dated November 10, 1998), staff has determined that designation of the Granada Building (State Street façade) located at 1214 State Street, Assessor's Parcel Nos. 039-183-050, 039-183-051, and 039-183-052, as a City Landmark is a Categorical Exemption; and

WHEREAS, the Historic Landmarks Commission held a public hearing on June 22, 2011, during which hearing comments were invited on the proposed designation and the Historic Landmarks Commission defined "State Street façade" for the purpose of this designation as being all the original circa 1924 terracotta architectural details and the beige brickwork, including where it wraps around both corners of the building and extends for a distance of two feet, and included the building's roof form in such designation but excluded the new marquee, new ground floor storefront, and new theater entrance doors, which are not historic and are not included in the historic designation; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the character-defining features of the State Street façade must be maintained, and proposed exterior alterations to the façade are subject to Historic Landmarks Commission Review; and

WHEREAS, in summary, the Historic Landmarks Commission finds that the Granada Building (State Street façade) located at 1214 State Street, Assessor's Parcel Nos. 039-183-050, 039-183-051, and 039-183-052, meets the following City Landmark criteria (A through K) listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- D. Its exemplification as the best remaining architectural type in its neighborhood;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Granada Building State Street façade located at 1214 State Street, Assessor's Parcel Nos. 039-183-050, 039-183-051, and 039-183-052, a City Landmark, and make findings based on the historic and cultural significance of facts presented in the Historic Structures Report prepared by Preservation Planning Associates dated March 10, 2004, and accepted by the Historic Landmarks Commission on March 17, 2004.

HISTORIC LANDMARKS COMMISSION CITY OF SANTA BARBARA

Adopted: July 6, 2011



HISTORIC LANDMARKS COMMISSION STAFF REPORT

REPORT DATE:

July 28, 2011

AGENDA DATE:

August 3, 2011

PROJECT ADDRESS: 320 West Pueblo Street, Moreton Bay Fig Tree, Ficus macrophylla

Landmark Designation Public Hearing

TO:

Historic Landmarks Commission

FROM:

Planning Division, (805) 564-5470

Jake Jacobus, City Urban Historian

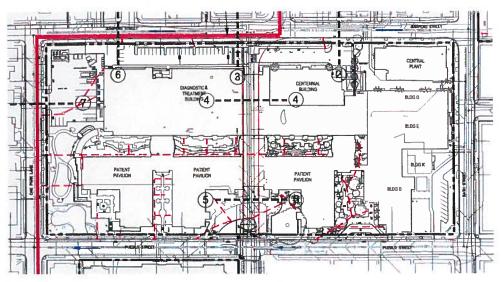
I. PROPERTY DESCRIPTION

Santa Barbara Cottage Hospital is currently undergoing a significant expansion including seismic compliance and modernization of the facility. It was determined by the Environmental Impact Report that the Moreton Bay Fig Tree, Ficus macrophylla, is historically significant and should be preserved on the site. The new structure under construction adjacent to the tree was designed with a recessed section to avoid the need to remove the landmark-worthy tree. This tree is sited where hospital-related neighborhood functions are held. On the date of this photograph, there was a blood drive under way and the tree sheltered the check-in line and served as a shady waiting area for blood donors.



Moreton Bay Fig Tree, Ficus macrophylla

Historic Landmarks Commission Staff Report 320 West Pueblo Street, Moreton Bay Fig Tree June 16, 2011 Page 2



II. BACKGROUND

By the 1880s Santa Barbara had established itself as a nationally known fashionable health resort with a mild year-round climate. At this time, it was still a small town with around 3,500 permanent residents and no medical facilities. In 1888, Mary A. Ashley rallied a group of 50 women to work on raising funds for the construction of a hospital in Santa Barbara. The concept that they were proposing was to create a campus consisting of a series of small individual cottages, each housing a separate department, hence the name "Cottage Hospital." They were unable to raise the full amount of the cost and ended up constructing a single building to house the hospital. Although the cottage concept never materialized, they kept the cozy sounding name Cottage Hospital. The hospital opened in December of 1891. As the city continued to grow, so did the hospital facility. The Moreton Bay Fig Tree is believed to have been planted in 1919 at the end of the second expansion period of the facility which had begun in 1913. It also appears that this tree is the last remaining element of the original landscaping.

A Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, determined that the tree qualifies for designation as a City Landmark. Staff has determined that the tree meets the following criteria listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- B. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

III. RECOMMENDATION

Staff recommends that the Historic Landmarks Commission adopt Resolution 2011-03 and forward the Landmark designation request to City Council for consideration. Staff further recommends that the HLC motion include a recommendation that Council place this tree on the City Parks Department Historic Trees List.



CITY OF SANTA BARBARA HISTORIC LANDMARKS COMMISSION

RESOLUTION RECOMMENDING THAT CITY COUNCIL
HOLD A PUBLIC HEARING TO CONSIDER
LANDMARK DESIGNATION OF
THE MORETON BAY FIG TREE AT
320 WEST PUEBLO STREET
ASSESSOR'S PARCEL NO. 025-100-001

RESOLUTION 2011-03

JUNE 22, 2011

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural, or aesthetic significance; and

WHEREAS, the property owner of the Moreton Bay Fig Tree located at 320 West Pueblo Street (Cottage Hospital) has agreed to have the tree designated as a City Landmark in accordance with the recommended mitigation measures enumerated in the Environmental Impact Report for the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan prepared by LSA Associates, Inc. and dated March 2005; and

WHEREAS, historic research in the form of an Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, and incorporated into the EIR document, has determined that the Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, qualifies for historic designation under City of Santa Barbara Master Environmental Assessment criteria; and

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor trimming of the tree is permissible, the ambiance and character of the landscape area within five (5) feet of the drip-edge of the tree must be maintained and proposed deviations from this condition are subject to Historic Landmarks Commission Review; and

WHEREAS, on May 25, 2011, the Historic Landmarks Commission adopted a Resolution of Intention No. 2011-03 to hold a public hearing to begin the landmark designation process for the Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-102-001; and

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution dated November 10, 1998), staff has determined that designation of Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, as a City Landmark is a Categorical Exemption; and

WHEREAS, the Historic Landmarks Commission held a public hearing on June 22, 2005, during which hearing comments were invited on the proposed designation; and

WHEREAS, the public hearing was noticed in the Santa Barbara Daily Sound on June 10, 2011 and individual mailed notice was sent via the US Postal Service to adjacent property owners and registered interested parties on June 9, 2011; and

WHEREAS, in summary, the Historic Landmarks Commission finds that Moreton Bay Fig Tree at 320 West Pueblo Street (Cottage Hospital), Assessor's Parcel No. 025-100-001, meets the following City Landmark criteria (A through K) listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Moreton Bay Fig Tree at 320 West Pueblo Street (Santa Barbara Cottage Hospital), Assessor's Parcel No. 025-100-001, a City Landmark, and makes the findings based on the historic and cultural significance of the facts presented in the Historic Structures Report prepared by San Buenaventura Research Associates dated November, 2002, and incorporated into the Environmental Impact Report, Santa Barbara Cottage hospital Seismic Compliance and Modernization Plan prepared by LSA Associates, Inc.

HISTORIC LANDMARKS COMMISSION CITY OF SANTA BARBARA

Adopted: June 22, 2011

31 May 2007

Historic Landmarks Commission c/o Mr. Jake Jacobus City of Santa Barbara Planning Division 630 Garden Street Santa Barbara, CA 93101

RE: Landmark Designation Request - Santa Barbara Cottage Hospital Moreton Bay Fig Tree

On behalf of Santa Barbara Cottage Hospital (SBCH), we are requesting the initiation of the landmark designation process for the Moreton Bay fig tree located at the northeast corner of Pueblo and Castillo Streets. Condition C.20 of Resolution 020-05 approving the Santa Barbara Cottage Hospital Reconstruction project requires that SBCH initiate this process. Enclosed with this letter is a reduced site plan (Attachment A) and a photograph of the tree (Attachment B).

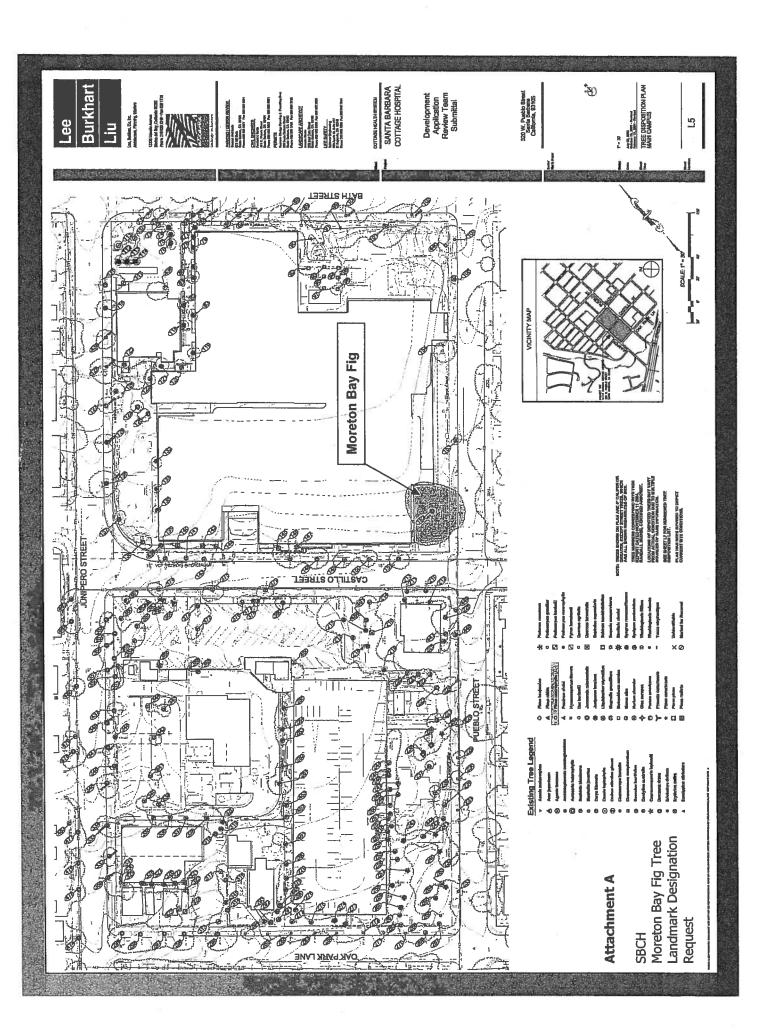
If there are any questions regarding this request, please contact me at 805.966.2758 x21.

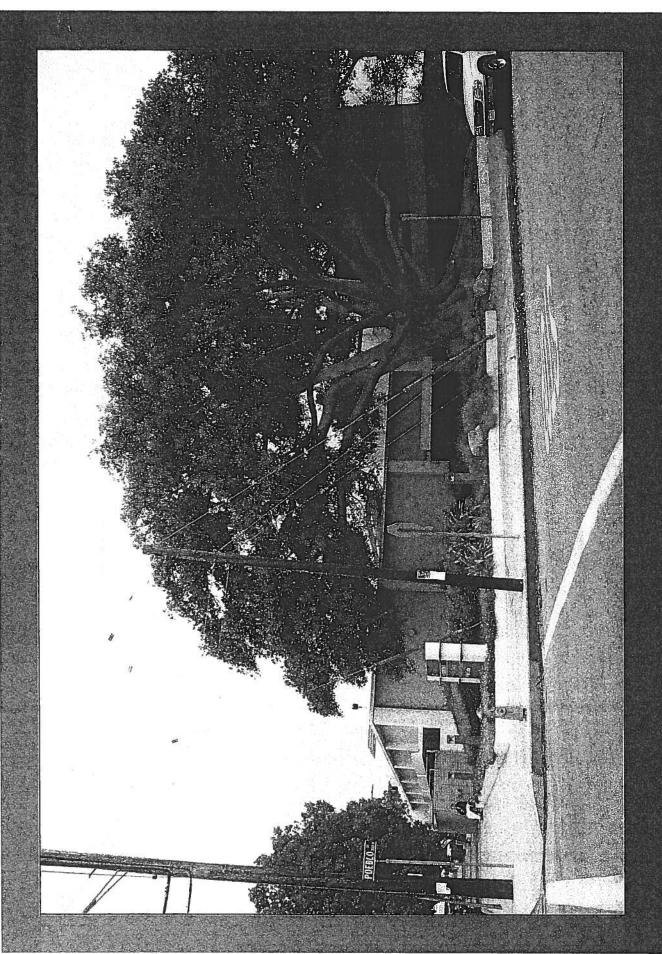
Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Isaac Romero Associate Planner

S:\Cottage Hospital MP\Moreton Bay Fig Landmark Desgination\LETTER - Moreton Bay Fig Tree Landmark Designation Request - SBCH - J Jacobus - 5 31 2007.doc





Attachment B: View of Moreton Bay Fig Tree looking north across Pueblo Street from the southeast corner of Pueblo & Castillo



HISTORIC LANDMARKS COMMISSION **STAFF REPORT**

REPORT DATE:

August 25, 2011

AGENDA DATE:

August 31, 2011

PROJECT ADDRESS: 105 Ontare Hills Lane, Frederick H. Booth House

Landmark Designation Public Hearing

TO:

Historic Landmarks Commission

FROM:

Planning Division, (805) 564-5470

Jake Jacobus, City Urban Historian

I. PROPERTY DESCRIPTION

The sprawling, single-story, 5,000 square-foot Frederick H. Booth House was constructed in the Mexican period adobe style, often referred to as the Mexican Hacienda style, in 1939. The north elevation main façade resembles the historic cir. 1825 Gonzalez Ramirez Adobe, while the rear elevation exhibits classic hacienda form, being "U" shaped with a covered porch wrapping the central courtyard. Adding to the authentic look, the house was built using traditional adobe block with a twopiece terracotta tile roof. In keeping with early adobe construction, the lighter wood structure of the incised porch is covered with wood shakes rather than the tile found over the massive adobe walls.



Historic Landmarks Commission Staff Report 105 Ontare Hills Lane August 31, 2011 Page 2

II. BACKGROUND

In 2005, the Planning Commission approved a project for a nine lot subdivision of the original 14.4 acres (Resolution No. 032-05) and placed a Condition of Approval that the property owner allow the Frederick H. Booth House be designated a City Landmark.

The adobe house and garage is one of the City's few examples of the hacienda style, a subtype of the more popular Spanish Colonial Revival architectural style. The house has had few alterations and maintains its character-defining features. Although the original 14.4 acre site has been subdivided, the house sits comfortably on 5.88 acres and retains its ranch-like feeling. The newly-created lots are at least one acre in size, which helps maintain the overall rural setting of the subdivision.

Elizabeth Booth attributes the design of the house to her mother, Cornelia Ann Booth. Though there is no attribution on the drawings, it is possible that Alexander Bertrand Harmer assisted Cornelia, or possibly designed the house, as he was responsible for other buildings that the Booths built on the site. Harmer, a self-trained architectural designer, was the son of the noted regional painter Alexander Francis Harmer. During the early 1920's, Harmer worked with noted architects Wallace Neff and then Garrett Van Pelt Jr., before establishing a successful independent practice as a residential designer.

A Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005, has determined that the subject building qualifies for historic designation and meets the following City Landmark criteria listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation:
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- I. Its unique location of singular physical characteristic representing an established and familiar visual feature of a neighborhood.

III. RECOMMENDATION

Staff recommends that the Historic Landmarks Commission adopt Resolution 2011-01 and forward the Landmark designation request to City Council for consideration.

Historic Landmarks Commission Staff Report 105 Ontare Hills Lane August 31, 2011 Page 3



Photo update 2011



CITY OF SANTA BARBARA HISTORIC LANDMARKS COMMISSION

RESOLUTION RECOMMENDING THAT CITY COUNCIL
HOLD A PUBLIC HEARING TO CONSIDER
LANDMARK DESIGNATION OF
THE FREDERICK H. BOOTH HOUSE AND GARAGE AT
105 ONTARE HILLS LANE
ASSESSOR'S PARCEL NO. 055-160-060

RESOLUTION 2011-01

AUGUST 31, 2011

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Historic Landmarks Commission the authority to initiate a designation process to recommend to the City Council the designation as a City Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural, or aesthetic significance;

WHEREAS, the property owner of the buildings listed in the title of this document has agreed to have the adobe residence and garage designated a City Landmark in accordance with the conditions of approval in Planning Commission Resolution No. 032-05 for a Tentative Subdivision Map to allow the division of one parcel into nine lots;

WHEREAS, historic research in the form of an Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005, has determined that the adobe Frederick H. Booth House and garage, located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, are eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level, under City of Santa Barbara Master Environmental Assessment criteria;

WHEREAS, the Historic Landmarks Commission determined that, while maintenance and minor modifications are permissible, the ambiance and character of the landscape area within five (5) feet of the house and garage must be maintained, and proposed exterior alterations are subject to Historic Landmarks Commission review;

WHEREAS, on August 3, 2011, the Historic Landmarks Commission adopted a Resolution of Intention No. 2011-01 to hold a public hearing to begin the landmark designation process for the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060;

WHEREAS, under the provisions of Article 19, Section 15308 of the California Environmental Quality Act Guidelines and the City List of Activities Determined to Qualify for a Categorical Exemption (City Council Resolution dated November 10, 1998), staff has determined

that designation of the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, as a City Landmark is a Categorical Exemption;

WHEREAS, the Historic Landmarks Commission held a public hearing on August 31, 2011, during which hearing comments were invited on the proposed designation;

WHEREAS, the public hearing was noticed in the Santa Barbara Daily Sound on August 19, 2011, and individual mailed notice was sent via the US Postal Service to adjacent property owners and registered interested parties on August 18, 2011; and

WHEREAS, in summary, the Historic Landmarks Commission finds that the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, meets the following City Landmark criteria (A through K) listed in Section 22.22.040 of the Municipal Code:

- A. Its character, interest, or value as a significant part of the heritage of the City, the State, or the Nation;
- D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State, or the Nation;
- G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Historic Landmarks Commission of the City of Santa Barbara hereby recommends to the City Council that it designate the Frederick H. Booth House and garage located at 105 Ontare Hills Lane, Assessor's Parcel No. 055-160-060, a City Landmark, and make findings based on the historic and cultural significance of facts presented in the Historic Structures Report prepared by Post/Hazeltine Associates dated February 22, 2005, and approved by the Historic Landmarks Commission on March 2, 2005.

HISTORIC LANDMARKS COMMISSION CITY OF SANTA BARBARA

Adopted: August 31, 2011

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HISTORIC LANDMARK COMMISSION CASE SUMMARY

MST2011-00367

R-LANDMARK DESIG 105 ONTARE HILLS LN

Page: 1

Project Description:

Proposal to Landmark adobe house

Activities:

9/21/2011

HLC-FYI/Research

The HSSRs that "concluded that two existing buildings on the property, the adobe house and the detached garage, were determined to be eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level" are recorded under the MST2004-00196.- IISL N. ONTAKE LD

8/31/2011 HLC-Miscellaneous Action

(Public Hearing to consider adoption of a resolution to recommend to City Council that the structure known as "Frederick H. Booth House" (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

(1:47)

Present: Jaime Limón, Senior Planner/Design Review Supervisor

Public comment was opened at 1:52 p.m.

A letter in opposition from Theodore H. Smyth Jr., Owner, was acknowledged.

John Woodward, former resident of the site, opposed due to modifications to the property and qualifying criteria not being met.

Theodore Smyth, Owner, opposed due to lack of historic significance, the use of concrete in the construction, lack of qualifying criteria, and restrictions on the property if landmarked.

Public comment was closed at 2:04 p.m.

Activities:

Mr. Smyth noted that he did not have the opportunity to express his opposition to the Planning Commission condition of approval in April 2005 [that the HLC recommend landmark designation] since he was not the property owner at that time. Mr. Limón responded that the Historic Structures/Sites Report dated December 5, 2005*, was "prepared for Tad [Theodore] Smyth." Mr. Smyth was the owner at the time the report was accepted with mitigation measures by the Historic Landmarks Commission.

Motion: To adopt Resolution 2011-01 and forward the Landmark designation request of the Frederick H. Booth House located at 105 Ontare Hills Lane to City Council for consideration. Action: LaVoie/Sharpe, 6/0/0. Motion carried. (Shallanberger absent.)

*The report reiterated the conclusion that "the two existing buildings on the property, the adobe house and the detached garage, were determined to be eligible for designation as a City of Santa Barbara Landmark, and for listing in the California Register of Historic Resources, as well as in the National Register of Historic Places, at the local level."

8/3/2011 HLC-Miscellaneous Action

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

(Item was postponed from June 22, 2011.)

(1:58)

Present: Michael Berman, City Project Planner/Environmental Analyst

Staff comment: Michael Berman, Project Planner, stated that there are areas of the site identified in the Historic Resources/Sites Report as significant historic resources and should be included in the request for designation.

Public comment opened at 2:04 p.m.

Kellam de Forest, local resident, commented on the advantages on Landmark designation and expressed support for designation of this building.

Public comment closed at 2:05 p.m.

Motion: To adopt Resolution 2011-01 as an intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane be designated as a City Landmark, including the adobe house, detached garage, significant features, and identified boundaries found in the Historic Structures Report accepted by the Commission December 14, 2005, as determined to be eligible for designation as a City of Santa Barbara Landmark. Action: Shallanberger/Boucher, 7/0/0. (Drury absent.) Motion carried.



HISTORIC LANDMARK COMMISSION CASE SUMMARY

MST2004-00196

PRT-PRD 9 UNITS

1156 N ONTARE RD

Page: 1

Project Description:

Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.

Activities:

12/14/2005

HLC-Historic Structures Report

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

4/26/2005

HLC-Correspondence/Contact

The Planning Commission has made the following Condition of Approval.

COMMUNITY DEVELOPMENT DEPARTMENT SUBMITTAL PRIOR TO FINAL MAP RECORDATION: The Owner shall submit the following or evidence of completion of the following to the Community Development Department for review and approval prior to the recordation of the Final Map for the project.

HISTORIC DESIGNATION: The Owner shall apply for, and not oppose, a recommendation by the Historic Landmarks Commission to the City Council for the designation of the existing adobe residence and garage as a City Landmark and the existing residential cottage as a Structure of Merit.

3/2/2005

HLC-Historic Structures Report

(Continued review of Historic Structures/Sites Report by Post/Hazeltine Associates.)

(2:06)

Kim Schizas, Agent, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations made in the revised draft.

Staff Comment: Renee Brooke, Associate Planner, confirmed Mr. La Voie's comment that a hearing can

Project Description:

Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.

Activities:

be requested to set in motion the designation of the adobe house and garage as City Landmarks and the cottage as a Structure of Merit.

Motion: The Commission accepts the report as submitted with the following conditions: 1) Request the process begin to designate the adobe house and garage as City Landmarks, and the cottage as a Structure of Merit. 3) The Designation Subcommittee is to take immediate steps to work with the property owner, Staff, and Post/Hazeltine Associates to secure nomination and a designation resolution. 4) The Historic Landmarks Commission will send a letter of recommendation to the Architectural Board of Review and the Planning Commission, to include as a condition of approval, the request that the new housing in the subdivision be designed and built in a manner that will not create any potential adverse impact on the identified resources.

Action: Murray/La Voie, 7/0/1. Spann opposed.

3/2/2005

HLC-Hist. Struc. Rpt Accepted

2/16/2005

HLC-Historic Structures Report

(Review of Historic Structures Report prepared by Post/Hazeltine Associates.)

(1:47)

Tim Hazeltine, Preparer, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Staff has reviewed the report and agrees with its conclusions and recommendations. Mr. Jacobus also stated that there is a recommended mitigation measure in the report to be considered by the Historic Landmarks Commission. In addition, Mr. Jacobus explained that to designate the building as a Structure of Merit, there needs to be a request made by the Commission, a civilian, or a property owner and that it would be preferable to have the owner's approval before proceeding.

Staff Comment: Renee Brooke, Case Planner, stated that Staff is recommending a condition that all future homes on this project site go to the Architectural Board of Review for design review and approval.

Motion: Continued two weeks with the following comments: 1) Rebuild the existing pylons at the location of the new private road entrance. 2) Seriously consider the Historic Landmarks Commission as the review body for the review of the new dwelling units to assure that they are compatible with the historically significant adobe. 3) Reconsider page 1, third paragraph, to state "it is the intent of the owner to". 4) Replace "Lion Ranch" with "Alder Tree" on page 10, second paragraph. 5) Change page 13, first paragraph, to reflect what characterizes the "Hacienda Style" from the "Hispanic Colonial Revival."

1156 NONTARE RD

Page: 3

Project Description:

Proposal to subdivide an existing 14.77-acre lot into nine lots through a Planned Residential Development (PRD), and construct a new public road, curb, and gutter, and private driveway.

Activities:

6) Change the wording from "photo-document the gates prior to their removal" to "the existing design be recreated with as much salvage material as possible." 7) Change the following on page 31, 8.4.4: "Recommended mitigation measure" to "required mitigation measures"; "should reference" to "shall reference" and add the language regarding the project being conditioned to the Architectural Board of Review.

Action: La Voie/Hsu, 7/0/0.

1/31/2005

HLC-Resubmittal Received

Draft Historic Structures Report (3 copies) submitted for staff review - No fees paid for draft review.

ATTACHMENT 5

HLC F.B. 12/14/05

Approved - w/ one exception

1) Remove adobe well from the
plan. (May be reconsidered

HISTORIC STRUCTURES of a fibre date.

REPORT

105 ontare Hills In.

Remodel of House and Landscaping at 1456 North Ontare Road

(APN 055-160-028)

Prepared for:

Tad Smyth 1156 Ontare Road Santa Barbara, CA

By
POST/HAZELTINE ASSOCIATES
2607 Orella Street
Santa Barbara, CA 93105
(805) 682-5751
(email: pampost@earthlink.net)

RECEIVED

DEC 07 2005

CITY OF SARIA SARBARA
PLANNING DIVISION

December 5, 2005

1.0 INTRODUCTION

This Historic Structures Report is for a property at 1156 North Ontare Road, in Santa Barbara, California (APN 055-160-028) (Figures 1 & 2). Existing improvements on the property include a Spanish Colonial Revival (hacienda) style adobe house and a detached garage (Figure 3). The applicant proposes a number of alterations to the house and its immediate setting. This study was prepared by *Post/Hazeltine Associates* and fulfills the requirements outlined in the City of Santa Barbara Master Environmental Assessment (MEA). Pamela Post, Ph. D and Timothy Hazeltine wrote the report. A list of resources and repositories consulted in the preparation of this document is contained in Section 9 of this report. Unless otherwise indicated, photographs of the house and grounds were taken on December 15, 2004.

The house, garage, and the surrounding 5.88-acre parcel were the focus of a previous Historic Resources Report (HSR) prepared by *Post/Hazeltine Associates* (Post/Hazeltine Associates, February 22, 2005. The study determined that the house at 1156 North Ontare Road met the following criteria that would make it eligible for listing as a historic resource:

Eligibility for Listing as a City of Santa Barbara Landmark or Structure of Merit

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for designation as a City of Santa Barbara Landmark under the following criteria:

- (a) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;
- (d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; and;
- (g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;
- (i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

The study also determined that the house and garage met the following Additional Criteria:

6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.

Potential Eligibility for Nomination to the California Register of Historical Resources

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for nomination to the California Register of Historical Resources under the following criteria:

Criterion 3c: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value

Potential Eligibility for Nomination to the National Register of Historical Resources

The HSR determined that the house and its garage possessed sufficient historic, cultural and architectural significance to qualify for nomination to the National Register of Historic Places under the following criterion:

(b) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

This study will assess the potential impacts of a proposed project on the house at 1156 North Ontare Road. The study will also determine the potential eligibility of the house for placement on the State of California register of Historical Resources and for nomination to the National Register of Historic Places. If the property is determined to be a potentially significant historic resource the report will assess the effect of the proposed project on the resource. If necessary, potential mitigation measures to reduce the effect of the project on the resource will be offered.

2.0 PROJECT DESCRIPTION

The applicant proposes to add an approximately 150 square-foot one-story addition to the southeast corner of the existing house. The applicant also proposes to construct a detached one-story cabana/storage building at the south end of the existing motor court. In addition, a comprehensive re-landscaping scheme for the grounds is proposed, including the construction of a pool and spa off of the south elevation and a walled entrance court to be located adjacent to the north elevation.

3.0 PREVIOUS STUDIES

On February 22, 2005, *Post/Hazeltine Associates* completed a Historic Resources Report for a proposed subdivision of a 14.42-acre parcel at 1156 Ontare Road. The applicant proposed to subdivide the property into seven parcels. The existing parcel included the following improvements: a one-story adobe house, with a detached garage (built in 1939, architect unknown); a board-and-batten style cottage (built in 1939,

designer, A. B. Harmer); and a horse stall (built in the 1980s). The report assessed the eligibility of the property for listing as a historic resource at the city, state, and national level. The adobe house and garage were found eligible for listing under the following criteria:

Eligibility for listing as a City of Santa Barbara Landmark or Structure of Merit

The HSR determined that the adobe house and the detached garage possessed sufficient historic, cultural, and architectural significance to qualify for designation as a City of Santa Barbara Landmark under the following criteria:

- (c) Its character, interest or value as a significant part of the heritage of the City, the State or Nation;
- (e) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; and;
- (h) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;
- (i) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;

The study also determined that the adobe house and garage met the following Additional Criteria:

6. Any structure, site, or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.

Potential Eligibility for nomination to the California Register of Historical Resources

Criterion 3c: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value

Potential Eligibility for Nomination to the National Register of Historical Resources

Criterion C: That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

The City of Santa Barbara Historic Landmarks Commission reviewed both the historic resources report and the subsequent addendum prepared by Post/Hazeltine Associates. The commission accepted the report with an expanded series of mitigation measures.

THEODORE H. SMYTH, JR. PO BOX 30328 SANTA BARBARA, CALIFORNIA 93130



August 29, 2011

Mr. Jamie Limón, Senior Planner City of Santa Barbara Planning Division 630 Garden Street Santa Barbara, CA 93101

Re: 105 Ontare Hills Lane, APN 055-160-060

Mr. Limón & Members of the Historic Landmarks Commission,

I am the owner of the property at 105 Ontare Hills Lane and I have received the Notice To Hold A Public Hearing To Consider Recommending To The City Council That A Resource Be Designated As A City Landmark By The Historic Landmarks Commission Of The City Of Santa Barbara.

I would like to object and do not consent to the Historic Landmarks Commission recommendation that this property be designated as a city landmark. I have reviewed the criteria necessary for such a recommendation; consulted with experts in historic preservation and it is my belief that it does not sufficiently qualify by these criteria nor warrant the designation as a landmark.

I have reviewed the City of Santa Barbara Municipal Code, specifically, sec. 22.22.040 Criteria for Designation of Landmarks and Structures of Merit and I have the following objections;

- A. There is no record of this house being of a significant part of the heritage of the City, the State or the Nation.
- B. There is no record of any significant historic event taking place on this site.
- C. There is no identification with any person who has significantly contributed to the culture and development of the City, the State, or the Nation.
- D. The house is constructed using, concrete, tile, wood, stone and adobe veneer in a hacienda/ranch style, as are hundreds of similar homes in the area not designated as landmarks.

- E. The neighborhood consists primarily of a variety of 1960's/1970's tract homes built in ranch style architecture on properties ranging from ¼ acre to 40 acre parcels. There is little to no uniformity within the neighborhood or any particular architectural style.
- F. The property was designed and built by a general contractor and his brother in 1939, R.M. Ortega. There is no record of their work having significantly influenced the heritage of the City, the State, or the Nation.
- G. The elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship make it an attractive, well-built house, not a historical landmark.
- H. There is no relationship between this house and any other historical landmark.
- I. The house has been located on a 15 acre property hardly in view of other homes or passing cars on North Ontare Road. As said before, it bears little or no representation to the surrounding neighborhood.
- J. There is no record of important archaeological interest.
- K. This is a private home that has no relationship with the well-being of the people of the City, State, or Nation.

In addition, the house has been significantly modified from its original design.

In summary, the home at 105 Ontare Hills Lane (formerly 1156 North Ontare Road) is an attractive, well-built house, constructed in 1939 by a general contractor and his brother who signed the plans as the engineer. It is not particularly old (72 years) by Santa Barbara standards. It was never of historical importance for the public in any way; was not the residence of an important city figure, the site of a historical event, nor the creation of a famous architect. Until recently it has hardly been visible from the street, having been surrounded by approximately 15 acres of trees and hillside.

I urge you to deny this recommendation.

Respectfully yours,

Theodore H. Smyth, Jr.